



**MINUTES  
FREMONT PLANNING COMMISSION  
REGULAR MEETING OF FEBRUARY 27, 2014**

**CALL TO ORDER:** Chairperson Reed called the meeting to order at 7:00 p.m.

**PRESENT:** Chairperson Pentaleri, Commissioners Bonaccorsi, Dorsey, Jones, Karipineni, Leung, Reed

**Chairperson Reed** introduced new **Commissioner Reshma Karipineni**.

**Commissioner Karipineni** stated that she was a long-time Fremont resident, mother of two and had been involved in the many ways that one could use to give back to the City. She was excited to have received this appointment.

**ABSENT:** None

**STAFF PRESENT:** Kristie Wheeler, Planning Manager  
Ingrid Rademaker, Principal Planner  
Prasanna Rasiah, Deputy City Attorney  
Alice Malotte, Recording Clerk  
Chavez Company, Remote Stenocaptioning  
Napoleon Batalao, Video Technician

**APPROVAL OF MINUTES:** Regular Meeting of January 23, 2014, approved as submitted.

**DISCLOSURES:** None

**CONSENT CALENDAR**

THE CONSENT CALENDAR CONSISTED OF ITEM NUMBERS 1, 2, 3, AND 4.

**Commissioner Bonaccorsi** recused himself from voting on Item No. 1.

IT WAS MOVED (JONES/DORSEY) AND UNANIMOUSLY CARRIED BY ALL PRESENT THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS ON ITEM NUMBERS 1, 2, 3, AND 4.

- Item 1. **Laguna Commons - 41126/41152 Fremont Boulevard - (PLN2013-00267)** - To consider a General Plan Amendment from Commercial - General and Residential - Medium Density, 14.6-29.9 units per acre to Residential - Urban 30-70 units per acre, and a Rezoning from Community Commercial C-C(I) with Irvington District and Transit-Oriented Development District Overlays and Garden Apartment Residence R-G-29 to Preliminary and Precise Planned District P-2013-267(I) to allow a four-story, 64-unit affordable/supportive housing development on a 1.49-acre parcel, and to consider a Mitigated Negative Declaration prepared and circulated for the project in accordance with the requirements of the California Environmental Quality Act (CEQA).

CONTINUED TO A DATE UNCERTAIN.

The motion carried by the following vote:

AYES: 6 – Dorsey, Jones, Karipineni, Leung, Pentaleri, Reed  
NOES: 0  
ABSTAIN: 0  
ABSENT: 0  
RECUSE: 1 – Bonaccorsi

- Item 2. **AT&T Wireless Monoeucalyptus - 42955 Palm Avenue - (PLN2014-00067)** - To consider a Conditional Use Permit to install a 75-foot tall stealth wireless telecommunication facility designed to resemble a eucalyptus tree (monoeucalyptus) with associated equipment to be installed on an existing public facility site in the Mission San Jose Plan Area, and to consider a Negative Declaration prepared and circulated for the project in accordance with the requirements of the California Environmental Quality Act (CEQA).

**Notes/Corrections:**

Staff requests that the following corrections be included in the Staff Report and Conditions of Approval:

Conditions of Approval (Exhibit B, Pages 2 through 5):

2. The construction and operation of the project shall comply with development standards of Ordinance No. 2213 and with standards of the Federal Communications Commission pertaining to radio frequency emissions.
4. Subject to the review and approval of the Planning Manager, minor modifications to the site and structure design may be permitted if such modifications result in a facility that is less visible or reduces the facility's visual impacts. The Planning Manager reserves the right to refer modifications to the Planning Commission when the Manager finds that the modifications proposed are not in keeping with

the intent of the original approval or that public interest requires such review. No modifications to the facility, aside from minor maintenance, may be made without written approval of the Planning Manager or, upon referral, Planning Commission. Notwithstanding the foregoing, modifications involving the collocation, removal or replacement of transmission equipment as specified in 47 U.S.C. 1455 shall not require the approval of the Planning Division or Planning Commission, and no permit shall be required for routine maintenance of the facility other than a building permit and/or encroachment permit if applicable.

10. Prior to the installation of the monoecalyptus and equipment cabinets, the applicant shall provide a copy of the Memorandum of lease and a redacted version of the lease to the City Attorney. The City Attorney shall be vested with the discretion of determining what, if any, redacted version of the lease he or she can review before approving a redacted version of the section of the lease pertaining to removal. Prior to erecting the freestanding monopole (monoecalyptus), the applicant shall provide a copy of the lease agreement between the carrier and the property owner. The lease agreement shall include provisions requiring the removal of the facility in the event that the lease expires, its use is abandoned or its use permit expires or is terminated. In the case when the carrier is the property owner, a performance bond or other acceptable instrument shall instead be provided to the City for the guarantee of such removal.
14. The wireless telecommunication facility provider shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The city shall promptly notify the provider(s) of any such claim, action or proceeding. The city shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
15. Reserved. Facility lessors shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the city. This liability shall include cleanup, intentional injury or damage to persons or property. Additionally, lessors shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
16. The wireless telecommunication facility provider shall cooperate with the City in determining whether the facility is causing interference with City communication

systems and if so shall take all necessary steps in order to eliminate such interference. Wireless telecommunication facility operators shall be strictly liable for interference caused by their facilities with city communication systems. The ~~operator~~ provider shall be responsible for all labor and equipment costs for determining the source of the interference, and all costs associated with eliminating the interference, (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis).; ~~and~~ The provider shall be further responsible for all costs arising from third party claims against the city attributable to the interference, but only to the extent the provider is determined by the FCC or a court of competent jurisdiction to have been legally responsible for such interference. Nothing in the foregoing shall be deemed to make the provider responsible for any costs associated with interference for which it would not be responsible under applicable FCC regulations.

### ***During Construction***

28. The exact shade of and color treatment of all equipment/appurtenances shall be determined and finalized after an on-site inspection by staff and prior to building permit issuance.
- ~~32. The radio frequency levels shall be independently tested and verified by a licensed professional radio frequency engineer within 30 days of installation and conducted annually thereafter to confirm that the facility conforms to federal standards. The applicant shall submit the radio frequency / electromagnetic field report to the Building Department staff for documentation. The results of the first test shall be mailed to property owners and occupants within a 300' radius of the subject PG&E tower with antennas. If the radio frequency level exceeds federal standards, the applicant shall remove a portion of the antennas until the radio frequency level is within federal standards~~

### **Recommendations:**

ADOPTED THE NEGATIVE DECLARATION AND FIND ON THE BASIS OF THE WHOLE RECORD BEFORE IT (INCLUDING THE INITIAL STUDY AND ANY COMMENTS RECEIVED) THAT THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND THAT THE NEGATIVE DECLARATION REFLECTS THE INDEPENDENT JUDGMENT AND ANALYSIS OF THE CITY OF FREMONT;

AND

FOUND THE CONDITIONAL USE PERMIT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS AND POLICIES SET FORTH IN THE COMMUNITY CHARACTER AND PUBLIC

FACILITIES CHAPTERS OF THE GENERAL PLAN AS ENUMERATED WITHIN THE STAFF REPORT;

AND

FOUND THE PROJECT, AS SHOWN ON EXHIBIT "A" (SITE PLAN, ELEVATIONS), FULFILLS THE APPLICABLE REQUIREMENTS AS SET FORTH IN THE FREMONT MUNICIPAL CODE

AND

APPROVED CONDITIONAL USE PERMIT PLN2014-00067 AS SHOWN ON EXHIBIT "A," BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT "B."

- Item 3. **Verizon Wireless Monopalm - 37296 Mission Boulevard - (PLN2014-00091)** - To consider a Conditional Use Permit to install an 85-foot tall stealth wireless telecommunication facility designed to resemble a palm tree (monopalm) with an associated equipment enclosure and a wood fence for screening to be installed on an existing commercial site in the Niles Community Plan Area, and to consider a Negative Declaration prepared and circulated for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff requests that the following corrections be included in the Staff Report and Conditions of Approval:

**Notes/Corrections:**

Conditions of Approval (Exhibit B, Pages 2 through 5):

2. The construction and operation of the project shall comply with development standards of Ordinance No. 2213 and with standards of the Federal Communications Commission pertaining to radio frequency emissions.
4. Subject to the review and approval of the Planning Manager, minor modifications to the site and structure design may be permitted if such modifications result in a facility that is less visible or reduces the facility's visual impacts. The Planning Manager reserves the right to refer modifications to the Planning Commission when the Manager finds that the modifications proposed are not in keeping with the intent of the original approval or that public interest requires such review. No modifications to the facility, aside from minor maintenance, may be made without written approval of the Planning Manager or, upon referral, Planning Commission. Notwithstanding the foregoing, modifications involving the collocation, removal or replacement of transmission equipment as specified in 47 U.S.C. 1455 shall not require the approval of the Planning Division or Planning Commission, and no permit shall be required for routine maintenance of the facility other than a building permit and/or encroachment permit if applicable.

10. Prior to the installation of the monopalm and equipment cabinets, the applicant shall provide a copy of the Memorandum of lease and a redacted version of the lease to the City Attorney. The City Attorney shall be vested with the discretion of determining what, if any, redacted version of the lease he or she can review before approving a redacted version of the section of the lease pertaining to removal. Prior to erecting the freestanding monopole (monopalm), the applicant shall provide a copy of the lease agreement between the carrier and the property owner. The lease agreement shall include provisions requiring the removal of the facility in the event that the lease expires, its use is abandoned or its use permit expires or is terminated. In the case when the carrier is the property owner, a performance bond or other acceptable instrument shall instead be provided to the City for the guarantee of such removal.
14. The wireless telecommunication facility provider shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The city shall promptly notify the provider(s) of any such claim, action or proceeding. The city shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
15. Reserved. Facility lessors shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the city. This liability shall include cleanup, intentional injury or damage to persons or property. Additionally, lessors shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
16. The wireless telecommunication facility provider shall cooperate with the City in determining whether the facility is causing interference with City communication systems and if so shall take all necessary steps in order to eliminate such interference. Wireless telecommunication facility operators shall be strictly liable for interference caused by their facilities with city communication systems. The operator provider shall be responsible for all labor and equipment costs for determining the source of the interference, and all costs associated with eliminating the interference, (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis), ~~and~~ The provider shall be further responsible for all costs arising from third party claims against the city

attributable to the interference, but only to the extent the provider is determined by the FCC or a court of competent jurisdiction to have been legally responsible for such interference. Nothing in the foregoing shall be deemed to make the provider responsible for any costs associated with interference for which it would not be responsible under applicable FCC regulations.

***During Construction***

29. The exact shade of and color treatment of all equipment/appurtenances shall be determined and finalized after an on-site inspection by staff and prior to building permit issuance.
- ~~32. The radio frequency levels shall be independently tested and verified by a licensed professional radio frequency engineer within 30 days of installation and conducted annually thereafter to confirm that the facility conforms to federal standards. The applicant shall submit the radio frequency / electromagnetic field report to the Building Department staff for documentation. The results of the first test shall be mailed to property owners and occupants within a 300' radius of the subject PG&E tower with antennas. If the radio frequency level exceeds federal standards, the applicant shall remove a portion of the antennas until the radio frequency level is within federal standards~~

**Recommendations:**

ADOPTED THE NEGATIVE DECLARATION AND FIND ON THE BASIS OF THE WHOLE RECORD BEFORE IT (INCLUDING THE INITIAL STUDY AND ANY COMMENTS RECEIVED) THAT THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND THAT THE NEGATIVE DECLARATION REFLECTS THE INDEPENDENT JUDGMENT AND ANALYSIS OF THE CITY OF FREMONT;

AND

FOUND THAT THE CONDITIONAL USE PERMIT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS AND POLICIES SET FORTH IN THE COMMUNITY CHARACTER AND PUBLIC FACILITIES CHAPTERS OF THE GENERAL PLAN AS ENUMERATED WITHIN THE STAFF REPORT

AND

FOUND THAT THE PROJECT AS SHOWN ON EXHIBIT "A" (SITE PLAN, ELEVATIONS), FULFILLS THE APPLICABLE REQUIREMENTS AS SET FORTH IN THE FREMONT MUNICIPAL CODE;

AND

APPROVED CONDITIONAL USE PERMIT PLN2014-00091 AS SHOWN ON EXHIBIT "A," BASED UPON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT "B."

- Item 4. **Housing Element Annual Review (PLN2014-00150)** - To consider an annual report on the status of the General Plan and implementation of the Housing Element, and to consider a finding that the annual report is not subject to the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, definition of a project.

RECOMMEND THAT THE CITY COUNCIL FIND THE ANNUAL REPORT IS NOT SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTION 15378(B)(5), DEFINITION OF A PROJECT;

AND

RECOMMEND THAT THE CITY COUNCIL FIND THAT THE ANNUAL REPORT AND EXHIBIT A ACCURATELY DEPICT THE CURRENT STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT, AND DIRECT STAFF TO SUBMIT THE REQUIRED MATERIALS TO THE APPROPRIATE AGENCIES.

The motion carried by the following vote:

AYES: 7 – Bonaccorsi, Dorsey, Jones, Karipineni, Leung, Pentaleri, Reed  
NOES: 0  
ABSTAIN: 0  
ABSENT: 0  
RECUSE: 0

## **PUBLIC/ORAL COMMUNICATIONS**

**Former Commissioner Lorenz** stated that the Fremont Excellence in Education Gala would be held at the Fremont Marriot Hotel on Friday night, cocktails at 5:30 and dinner served at 6:30 p.m., which would benefit the Innovative Education Grants program. This year the Bonaccorsi family would be honored, along with Pete Michaletos or "Coach Mike."

**Chairperson Reed** stated that he had played for Coach Mike and he had helped to shape the person **Commissioner Reed** had become. **Commissioner Bonaccorsi** had helped to start the Guy Emanuel Fund. It was important that those who had given so much of themselves were honored.

## **PUBLIC HEARING ITEMS - None**

## **DISCUSSION ITEMS**



## MISCELLANEOUS ITEMS

Information from Commission and Staff:

- Information from staff: Staff will report on matters of interest.

- Report on actions of City Council Regular Meeting

None

- **Planning Manager Wheeler** stated that three new Associate Planners had joined the City. They were Bill Roth, David Wage and Wayland Li.
- Housing Element Update Status Report

**Principal Planner Rademaker** stated that the Housing Element was a required element of the City's General Plan and requires certification by the State Department of Housing and Community Development (HCD). Having a certified Housing Element allows the City to qualify for many grant and housing funds and strengthens the legal validity of the City's General Plan. Recent legislation had extended updates to every eight years for cities that already had a certified Housing Element. The City also would be qualified for "streamline review," which allows for updating those portions of the Housing Element that had changed rather than producing an entirely new document.

The components that were required to be addressed by State law were:

- Provide goals, policies and action programs.
- Provide a needs assessment that includes demographic and existing housing condition information.
- Provide analysis of housing constraints or constraints to housing development.
- Provide inventory of vacant and underutilized land zoned for residential development.
  - Show that the City can accommodate its Regional Housing Needs Allocation (RHNA), which is a prescribed number of housing units that the City needs to show can accommodate based upon projected household growth and jobs.
- Provide public outreach.
  - A Housing Element webpage has been established, which provides background information about upcoming meetings and contact information, along with the existing Housing Element.
  - This topic had been included on Open City Hall, which allowed people to provide input concerning important housing issues.
  - A Town Hall Meeting had been held for the general public and had allowed public input and questions answered.
  - A Focus Group was held in early February for specific interested parties, such as, residential and non-profit developers, realty groups, community service organizations.
  - A follow-up Focus Group would be held later after the draft was further along.

- Individual mailings, newspaper ads and e-mail blasts were made regarding the meetings.

The final adopted Housing Element was due to the State by January 31, 2015. The proposed schedule was as follows:

- Draft would be completed for public review by May 2014, which would be brought back to Planning Commission and onto City Council for review in June.
- Any changes would be addressed and submitted to HCD in early July for review.
- Staff would work with HCD during the summer to address any of their comments.
- Bring revised Housing Element to Planning Commission and City Council in the fall for adoption.

**Commissioner Bonaccorsi** stated that, when comparing the RHNA to the City's Permitted Units Issued by Affordability provided in the Housing Element Annual Review, he was distressed to find that zero permits had been taken out in 2013, zero in 2011 and only 38 in 2012 for very low income housing, with only 198 units to date out of the 1,150 units that were needed to meet the RHNA targets. What did the City intend to do to increase affordable housing for very low income households?

**Principal Planner Rademaker** replied that the City continued to look for financial incentives. In terms of construction, not included was that density was considered affordable. The City had plans for higher density units, which would be considered affordable to low- and very-low income households by HCD. Developers were encouraged to continue to include affordable housing as part of their projects, along with paying in-lieu fees.

**Commissioner Bonaccorsi** asked for clarification of what HCD (Housing and Community Development) was and its role at the State level. Page four talked about the City receiving a grant to develop a community plan for the Warm Springs/South Fremont Community Plan Area. He expected a formal consideration during a future Planning Commission meeting. From the Housing Element perspective, how was the Warm Springs Community Area being utilized in order to meet the City's affordability targets?

**Principal Planner Rademaker** said that HCD was the state department that oversaw the review of housing elements to make certain they were in compliance with State housing laws. It also provides funding and grant opportunities to cities for affordable housing.

**Planning Manager Wheeler** said that the proposed Warm Springs/South Fremont Community Plan did not proposed any level of affordability greater than what was required by the City's current Affordable Housing Ordinance. However, the fact that the housing anticipated in Warm Springs would be a much higher, more urban density by design and the size of the units, would make them more affordable than other housing in the City. HCD did recognize that higher density residential projects provide more affordability. The residential projects in Warm Springs would have to meet the City's current affordable housing requirements.

She reminded the Commission that a number of opportunities existed, especially for the newer Commissioners, to obtain more information and education on General Plans and Housing Elements, Development Review and the California Environmental Quality Act, one of which was a series of free workshops that the Northern California Chapter of the American Planning Association offered once a month on a Saturday. The next one would be March 15<sup>th</sup>. She had sent out a link for registering.

The League of California Cities would have their Planning Commissioners Academy in late March and the City would pay for registration for the new Commissioners. It was a great opportunity to learn about what a Commissioner's role was.

- Information from Commission: Commission members may report on matters of interest.

None

- Election of Officers

**Chairperson Reed** stated that he had learned to talk less and listen more during his term as Chairperson. He asked for nominations for this year's Chairperson.

IT WAS MOVED (BONACCORSI/REED) AND UNANIMOUSLY CARRIED BY ALL PRESENT THAT THE PLANNING COMMISSION – WOULD ELECT VICE CHAIRPERSON PENTALERI AS CHAIRPERSON FOR THE YEAR 2014.

**New Chairperson Pentaleri** called for nominations for Vice Chairperson.

IT WAS MOVED (REED/DORSEY) AND UNANIMOUSLY CARRIED BY ALL PRESENT THAT THE PLANNING COMMISSION – WOULD ELECT COMMISSIONER JONES AS VICE CHAIRPERSON FOR THE YEAR 2014.

- **Commissioner Bonaccorsi** stated that, as the most senior member of the Commission, he was able to compare and contrast the many people who had been Chairperson over the years. **Former Chairperson Reed** had an avuncular personality with a warm and generous heart and spirit, which echoed in how speakers were made comfortable. There was always a comfort level during the proceeding, because sometimes it could be intimidating.
- **Former Commissioner Jones** concurred. He had heard many positive comments from the public. He did put people at ease.
- **Commissioner Dorsey** thanked **Former Chairperson Reed** for his service, since she was a new Commissioner and had attended just three meetings.
- **Commissioner Leung** thanked **Former Chairperson Reed** for his leadership while she was a new Commissioner. He always put people first and she appreciated his asking for a quiet moment to remember special people. At the end of the day, the Commissioners really wanted to benefit the City and Community and he had reminded her of that by his actions.
- **Commissioner Karipineni** added that she had seen during this first meeting that he was very good at putting people at ease and she appreciated it.

- **New Chairperson Pentaleri** thanked him for a job well done and he looked forward to continuing to serve with him.
- **Former Chairperson Reed** stated that it had been an honor to serve as Chairperson. On September 10, 1994, his whole life changed when he went from a football player, going into the NFL and it "being all about me," to being paralyzed and very quickly realizing that life was not about "yourself, but about others." To help others by being Chairperson of the Planning Commission was a culmination. He promised to always to be available and would always support the people.

**Chairperson Pentaleri** welcomed **new Commissioner Karipineni** to the Planning Commission.

- She was the smartest person in the room, which would be good for the Commission and for the community.
- **Commissioner Bonaccorsi** stated that he had worked with her in different contexts and she really was the smartest person in the room. She had a passion for the City's schools, which would provide a wonderful balance, along with consideration of the Warm Springs Community Plan. She had the perspective of a young mother with two children coming into the School District. She would also learn what the Commission's limitations were, however frustrating they might be, on what could and could not be done under SB50.
- **Vice Chairperson Jones** stated that he had worked with her in the past and looked forward to working with her on the Commission.
- **Commissioner Dorsey** stated that she had interviewed **Commissioner Karipineni** in the past, so she was aware of how smart she was. It was good to have someone on the Commission whose children were close to her children's age, which would offer another unique perspective.
- **Commissioner Leung** stated that it was wonderful to have not just a balance of genders but a balance of diverse viewpoints with different ethnicities and different backgrounds and education on the Commission. **Former Commissioner Lorenz** had helped her tremendously when she was a new Commissioner and she encouraged **Commissioner Karipineni** to work hard so that prudent decisions could be made for the City.
- **Commissioner Reed** noted that everyone had the same viewpoint that **Commissioner Karipineni** was the smartest person in the room. It was just as important to have a warm spirit and open heart, which he had felt very much. The City would benefit from her service.

Meeting adjourned at 7:37 p.m.

SUBMITTED BY:

*Alice Malotte*

Alice Malotte  
Recording Clerk

APPROVED BY:

*Kristie Wheeler*

Kristie Wheeler, Secretary  
Planning Commission